

### MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.  
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of September 13, 2021 by Latera Residential Association, Inc., a Texas non-profit corporation (the "Association").

### WITNESSETH:

WHEREAS, the Declarant for Latera Estates has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Latera Estates filed of record on or about May 16, 2018 (the "Declaration") and recorded at Document #55750 in the Real Property Records of Denton County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit Latera Estates.

WHEREAS, the Association was duly formed on May 15, 2018, as Latera Residential Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Latera Estates.
2. Name of the Association. The name of the Association is the Latera Residential Association, Inc. and is located at Denton County, Texas. The mailing address for the Association is Neighborhood Management, Inc., 1024 S. Greenville Ave. Suite 230, Allen, TX 75013.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Denton County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about May 16, 2018 (the "Declaration") recorded at Document #55750 in the Real Property Records of Denton County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. Recording Data for the Plat. The Plat for the Association was filed on or about May 4, 2018 (the "Plat") and recorded at Document #2018-205 in the Real Property Records of Denton County, Texas.

6. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

Neighborhood Management, Inc.  
1024 S. Greenville Ave. Suite 230  
Allen, TX 75013

7. Manager of the Association. The telephone number for the manager of the Association is 972-359-1548 and the email address for the manager of the Association is [managementcertificate@nmitx.com](mailto:managementcertificate@nmitx.com).

8. Website for the Association. The website for the Association is <https://neighborhoodmanagement.com>.

9. Resale Certificates: Resale Certificates may be requested by contacting Neighborhood Management, Inc. at 972-359-1548 or by going to <https://www.homewisedocs.com/>. The cost of a Resale Certificate is \$375.00. The cost of a Resale Update is \$75.00. The cost of a Transfer Fee is \$250.00. The cost of Working Capital is \$250.00.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Latera Residential Association, Inc., a Texas non-profit corporation

By:

Beverly Coshlan  
Authorized Representative for  
Latera Residential Association, Inc.

THE STATE OF TEXAS           §  
COUNTY OF DENTON         §

This instrument was acknowledged before me on this 24<sup>th</sup> day of September, 2021 by Beverly Coshlan, Authorized Representative for Latera Residential Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas

Deann Weeks  
Notary Public Signature

